018.0	0005	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 845,100 / 845,100
					USE VALUE: 845,100 / 845,100
					ASSESSED: 845,100 / 845,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EROMIN ROSE MARY/TRUSTEE
Owner 2:	SECOND CHESWICK ROAD
Owner 3:	NOMINEE TRUST
Street 1:	16 CHESWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474-8208 Type:

PREVIOUS OWNER

Owner 1:	EROMIN ROSE MARY -
Owner 2:	-
Street 1:	16 CHESWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 2576 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5821.000	339,200	500	505,400	845,100
Total Card	0.134	339,200	500	505,400	845,100
Total Parcel	0.134	339,200	500	505,400	845,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.07 /Parcel: 328.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12943

GIS Ref

GIS Ref

Insp Date 11/02/17

!1542!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	339,200	500	5,821.	505,400	845,100		Year end	12/23/2021
2021	101	FV	329,000	500	5,821.	505,400	834,900		Year End Roll	12/10/2020
2020	101	FV	329,000	500	5,821.	505,400	834,900	834,900	Year End Roll	12/18/2019
2019	101	FV	259,600	500	5,821.	654,100	914,200	914,200	Year End Roll	1/3/2019
2018	101	FV	258,900	500	5,821.	416,200	675,600	675,600	Year End Roll	12/20/2017
2017	101	FV	258,900	500	5,821.	380,600	640,000	640,000	Year End Roll	1/3/2017
2016	101	FV	258,900	500	5,821.	309,200	568,600	568,600	Year End	1/4/2016
2015	101	FV	252,700	500	5,821.	309,200	562,400	562,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:09:15

LAST REV

Date	Time
09/23/19	08:38:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1542

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EROMIN ROSE MAR	1460-87		9/29/2014	Convenience	100	No	No		
EROMIN FREDERIC	1438-142		7/25/2013	Convenience	100	No	No		
EROMIN FREDERIC	1138-185		3/20/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	12943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2012	940	Manual	1,500					REPLACE FRONT DOOR
5/10/2004	321	Redo Bat	14,000	C		G6	GR FY06	SFL BTH
7/28/2000	598	Redo Kit	20,000	C		G6	GR FY06	
1/17/1997	28		18,000					EXT/FAM/RM 8X11
7/17/1995	403	Manual	4,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2017	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	294	PATRIOT
3/11/2005	Permit Visit	BR	B Rossignol
10/6/1999	Meas/Inspect	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5821		Sq. Ft.	Site		0	85.	1.02	2									505,438						505,400	

Total AC/HA:	0.13363	Total SF/SM:	5821	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	505,438	Spl Credit		Total:	505,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15047669
Const Adj.:	0.99186128
Adj $ / SQ:	148.345
Other Features:	90704
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460902
Depreciation:	121678
Depreciated Total:	339224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

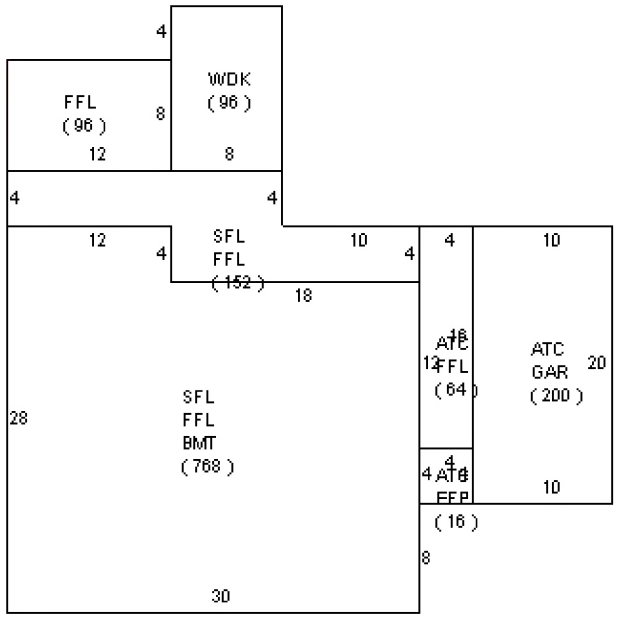
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.34
Special Features:	0	Val/Su Net:	106.73
Final Total:	339200	Val/Su SzAd	161.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	148.340	160,212
SFL	Second Floor	920	148.340	136,477
BMT	Basement	768	66.200	50,841
GAR	Garage	200	27.280	5,455
ATC	Attic	98	148.340	14,538
WDK	Deck	96	15.870	1,523
EFP	Enclos Porch	16	72.010	1,152
	Net Sketched Area:	3,178	Total:	370,198
Size Ad	2098	Gross Area	3360	FinArea 2576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF			
BMT	100	RRM	75		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X12	A	AV	1960	3.99	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc